

PROBLEMS DURING PLAN REVIEW CONTINUED

Plumbing

- Did not provide plumbing plans including isometric drawings
- Did not show backflow protection
- Did not provide the location of the water meter and/or sewer lateral or the location on the site plan did not agree with the plumbing plans

Heating

- Did not provide HVAC plans
- Did not clearly define if HVAC equipment is new or existing
- CFM, BTU, equipment make not provided
- Did not provide combustion air to gas equipment placed in confined spaces
- Did not provide outside air calculations
- Kitchen hood and duct/shaft drawings are missing or incomplete
 - Air flow calculations for hoods are missing from the plans
 - Kitchen hood suppression requires separate permit and plan review

Electrical

- Failure to provide electrical plans
- Failure to provide load calculations and fault current calculations for all panels
- Failure to show disconnects

<u>Agency</u>	<u>Phone Number</u>
Civil Engineering	333-6803
Electrical Inspection	333-3881
Fire Prevention	333-4522
HVAC Inspection	333-3980
Plumbing Inspection	333-3892
Structural Inspection	333-3897
Water Engineering	333-6804
Zoning	333-3887
Other Agencies	
Economic Development	333-6806
Landmarks Commission	333-3672
Housing Inspection	333-3865
Health Department	225-4395
Well Field	333-3725

**City of Dayton
Division of Building Inspection
Office of Zoning Administration**

371 West Second Street



Contractors and Design Professionals Guide #101

Common Plan Review Problems



**City of Dayton
Division of Building Inspection
371 West Second Street
(937) 333-3883**

**Office of Zoning Administration
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(937) 333-3887**

The Most Common Reasons for Correction or Rejection of Plans During Plan Examination

Our goal is to make the plan review process as efficient and fast as possible. The following is a list of the most common reasons why plans are rejected or require corrections or revisions during the plan review process. Not all items apply to all projects. While this list is not all-inclusive, it has been compiled to assist architects, engineers, contractors, building owners and developers in avoiding the most common problems. The defects are listed by functional area.

PROBLEMS DURING SUBMITTAL

- Incomplete or unacceptable (illegible, do not reflect scope of work, not drawn to scale, etc.) plans
- Permit applicant is unable to provide required information to complete permit application (does not know the project address, owner's name, address or phone number)
- Plans do not include any PME drawings
- Applicant does not have plan review fee at time of submittal
 - Check has wrong amount
- Incomplete Zoning Application

PROBLEMS DURING PLAN REVIEW

Zoning

- Plans do not address Site Design Submission Requirements
 - Failure to identify deviations or variances
- Plans do not comply with conditions imposed by the City Plan Board (CPB) or the Board of Zoning Appeals (BZA)
- Landscaping and screening plans do not comply with requirements
- Parking does not comply with requirements

Building

- Plans do not comply with ADAAG requirements
 - All required accessible exits not shown with an accessible route to the public way
 - When required, accessible restrooms are not shown on plans
- Special locking systems
- Failure to provide code analysis or incorrect/incomplete information submitted
 - Failure to identify a change of use or occupancy
 - Use Group, Type of Construction, Allowable Area, Height (in feet) and Number of Stories
 - Restroom fixture count is less than code required amount

Building Continued

- Civil, landscape and architectural site plans do not match
- Door hardware/schedule not correct or consistent with drawings – fire rating, closer, door size
- Plans are not sealed by a design professional
- Truss layout plan not consistent with framing plan
- Exit signage and egress lighting on electrical sheets is not coordinated with the required exits on the architectural sheets
- Failure to provide approved listed assemblies for all walls, floor/ceiling, roof/ceilings penetrations, shafts, etc.

Fire Prevention (separate permits and plan review)

- Sprinkler system
 - Available water supply
- Fire alarm systems
- Special locking systems
- Failure to provide the appropriate Material Safety Data Sheets (MSDS) if hazardous chemicals are used